

**Carol DeSoto**

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**From:** Alex Winter <alexbillwinter@gmail.com>  
**Sent:** Thursday, September 30, 2021 5:12 PM  
**To:** Carol DeSoto  
**Subject:** Comments for record of Sept. 22 hearing re: Amendment to 2016 Comp Plan

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PLEASE put on the record the following comments regarding the 9/22 hearing on the Hungerford Property.

The proposed amendment is completely inappropriate because it is an attempt at an end run around the Bryans Road subarea plan. The amendment is harmful to the public interest but the appropriate place to discuss it would be in the subarea plan process. The attempt to change the facts on the ground before the subarea plan discussions is evidently aimed at changing the facts on the ground in advance.

There was testimony at the September 22 hearing asserting that the Hungerford property was designated Watershed Conservation District by mistake. That assertion is untrue. The WCD designation was made purposefully and consciously, for the purpose of protecting a tributary of Mattawoman Creek. The Watershed Conservation District was enacted in response to a 2012 report prepared for the Charles County Department of Planning and Growth Management to support the County Comprehensive Plan update. The report warns that without protecting the Mattawoman by controlling replacement of forest and farms with impervious surface, the Mattawoman would head to irreversible decline. Every part of the Watershed Conservation District should be protected. Mattawoman Creek is one of Charles County's most important natural resources. Citizens, government officials, and business leaders must all protect it. The proposed amendment is the exact wrong thing to do.

The forum was incapable of accepting the volume of comments needed for the hearings of the night of Sept. 22, 2021. There were numerous errors and obstacles suppressing testimony. Therefore, you should accept this comment even though it is coming 11 minutes late.

Alex Winter

